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Know all Men by these Presents

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That WE, DONALD J. RANCOURT and ELIZABETH L. RANCOURT, husband and wife, of Hudson, in the County of Pasco and State of Florida, in consideration of One (1) Dollar and other valuable consideration, paid by JOSEPH KARTER and PATRICIA KARTER, of China, in the County of Kennebec and State of Maine,

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

JOSEPH KARTER and PATRICIA KARTER,

TRANSFER
TAX
PAID

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon, situate in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning on the southeasterly side line of College Avenue at a point one hundred forty (140) feet southwesterly from the dividing line between the land of the Waterville Community Center, Inc. and land conveyed by the Maine Central Railroad Company to Lucien J. Bechard by deed dated March 27, 1946; thence southwesterly along said southeasterly side line of College Avenue a distance of one hundred (100) feet; thence southeasterly on a line at right angle to said southeasterly side line of College Avenue to the land of the Maine Central Railroad Company; thence northeasterly in said line of the Maine Central Railroad Company to a point where a line drawn at right angles from the southeasterly line of College Avenue at the point of beginning would intersect said line of said railroad; thence northwesterly in a straight line to said southeasterly side line of College Avenue, the point begun at.

Reserving and excepting to the Maine Central Railroad Company from the above conveyance all right, title and interest in and to certain poles and wires located on the above described premises and further reserving to the Maine Central Railroad Co., its successors and assigns, the right to enter upon the above described premises for the purposes of removing said poles and wires.

By the acceptance of this deed, the Grantee hereby covenants and agrees for himself, his heirs and assigns, to build and maintain at his sole expense along that portion of the above described premises which abuts other land owned, used or occupied by the Maine Central Railroad, any fence which said Grantee, his heirs and assigns, may desire or require at any time hereafter, or which any law or government or authority may require to be constructed by the Maine Central Railroad Company or the Grantee, his heirs and assigns.

This covenant is to run with the land hereinabove conveyed and to be binding upon the Grantee, his heirs and assigns forever.

Meaning and intending hereby to convey the same premises acquired by the within Grantor by Warranty Deed of the Waterville Community Center, Inc., dated February 26, 1949 and recorded in the Kennebec Registry of Deeds Book 888 Page 141.

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Also another certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin located in the east side of College Avenue; and at the northwest corner of land, now owned by the Maine Central Railroad; thence running northerly from the last-mentioned bound, and along the east side of College Avenue a distance of about one hundred ten (110) feet, more or less, to the southwesterly corner of land now owned by the said Donald J. Rancourt; thence running easterly and along the southerly boundary of the land of the said Donald J. Rancourt to land marking the right-of-way of the Maine Central Railroad Company; thence running southerly along the easterly boundary of land of the right-of-way of the Maine Central Railroad Company to a point which marks the northeast corner of other land of the Maine Central Railroad Company; thence running westerly and along the northerly boundary of land of the said Maine Central Railroad Company to the point of beginning.

This conveyance is subject, however, to all the reservations, exceptions and covenants contained in the deed from Waterville Community Center, Inc. to Leo F. Rancourt, et al, dated September 26, 1949 and recorded in Book 885, Page 75 of the Kennebec Registry of Deeds, and the Grantee herein hereby covenants and agrees for itself, its successors and assigns to build and maintain at its sole expense along that part of the above-described premises which abuts land occupied by the Maine Central Railroad Company any fence which the said Grantor has constructed or which may be desired or required at any time hereafter, or which any law or government authority may require to be constructed by the grantor of the Maine Central Railroad or the Grantee, its successors and assigns forever.

Meaning and intending hereby to convey the premises acquired by the within Grantor by Warranty Deed of Leo F. Rancourt, dated May 20, 1952 and recorded in the Kennebec County Registry of Deeds Book 924, Page 338.

Together with all the equipment, fixtures and personal property now situate in and upon the above described premises.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

JOSEPH KARTER and PATRICIA KARTER

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And We do COVENANT with the said Grantees, as aforesaid, that We are lawfully seized in fee of the premises, that they are free of all incumbrances,

that We have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that We and Our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said DONALD J. RANCOURT and ELIZABETH L. RANCOURT, husband and wife,

~~XXXXXXXXXXXXXXXXXXXX~~, and
relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 3rd day of June in the year of our Lord one thousand nine hundred and Eighty-Eight.

Signed, Sealed and Delivered
in presence of

Edith R. Scott
Edith R. Scott

Donald J. Rancourt
Donald J. Rancourt
Elizabeth L. Rancourt
Elizabeth L. Rancourt

State of Maine,

KENNEBEC

} ss.

June 3,

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Personally appeared the above named

DONALD J. RANCOURT and ELIZABETH L. RANCOURT

the foregoing instrument to be their free act and deed.

Before me,

SEAL and acknowledged

RECEIVED KENNEBEC SS.

1988 JUN -6 AM 9:00

Edith R. Scott
~~XXXXXXXXXXXXXXXXXXXX~~ Notary Public
Edith R. Scott